

MINUTES of the Thirty-Seventh Meeting held by the Fourth Council of the City of Chilliwack in the Council Chambers, City Hall, on Monday, June 7, 2010, at 3:00 p.m.

PRESENT: All members of Council, except Councillor McLean, who joined the meeting as indicated in the Minutes.

In addition, the following members of staff were present:

P.D. Monteith, Chief Administrative Officer
 K.D. Graham, City Clerk
 I. Crane, Director of Development
 R.L. Carnegie, Director of Corporate Services
 J. Spencer, General Manager of Community Development/Deputy CAO
 D. Blain, Director of Engineering
 G. MacPherson, Director of Public Works
 G. Pederson, Director of Parks, Recreation and Culture
 K. Fraser, Deputy Director of Finance
 D. Wells, Deputy Director of Corporate Services
 G. Schipper, Manager of Regulatory Enforcement
 K. Stanton, Manager of Development Services
 L. Thompson, Manager of Technical Services
 G. Villeneuve, Manger of Current Planning
 T. Friesen, Assistant Manager Environmental Services
 B. Kurtz, Utilities Superintendent, Electrical/Mechanical
 G. White, Subdivision Application Manager
 N. Calver, Assistant Operations Manager
 J. Ulliyot, Assistant Fire Chief
 R.E. Sanderson, Manager of Transportation and Drainage
 D. Snider, Parks Manager
 J. Demarke, Manager of Environmental Services
 J. McMurray, Administrative Assistant
 P.C. Friesen, Recording Secretary

Mayor Gaetz was Chair and called the Meeting to order at 3:00 p.m.

Delegations/Hearings

Fraser Valley Child Development Centre

Clark) That the delegation from the Fraser Valley Child Development Centre be
 Attrill (received.

Carried unanimously

Karen McLean, Executive Director, and Nicole Misura, Communication and Resource Development, Fraser Valley Child Development Centre, provided Council with a PowerPoint presentation regarding the various methods to provide different strategies, services and programs for child development in Chilliwack.

Adoption of Minutes

- Janzen) That the Minutes of the Regular Meeting of Council held May 17, 2010, be
Attrill (adopted, as circulated.

Carried unanimously

Departmental Reports

- Clark) That the Minutes of the Mayor’s Committee on Health Issues meeting held
Stam (March 30, 2010, be received for information.

Carried unanimously

- Stam) That Council grant the road closures of Elk View Road and Ryder Lake Road,
Huttema (as requested by the Fraser Valley Conservancy in support of the “Western Toad Migration”, for a closure period not to exceed 25 hours, as contained within the Staff Report dated May 21, 2010.

Carried unanimously

The Director of Engineering provided Council with an overview of Metro Vancouver’s Solid Waste Management Plan and noted that the Public Information Meeting is scheduled for June 16, 2010, at the Best Western Hotel from 7:00 p.m. to 10:00 p.m.

- Attrill) That the “Metro Vancouver’s Solid Waste Management Plan” presentation be
Huttema (received for information.

Carried unanimously

- Attrill) That Council reject the 3 non-compliant tenders submitted by Metro Motors
Clark (Ltd., Dams Ford Lincoln Sales Ltd. and O’Connor Motors for the “Supply and Delivery of One 8,845 kg GVW 4x2 Cab and Chassis”; that Council award the said tender to Maple Ridge Chrysler in the amount of \$41,735.81 (including net tax); and further, that the Mayor and Clerk be authorized to sign any necessary documentation.

Carried unanimously

- Janzen) That Council award the tender for the “Supply and Delivery of Three 1/4 Ton
Huttema (4x4 Pick-Up Trucks” to Chilliwack Ford in the amount of \$60,009.10 (including net tax); and further, that the Mayor and Clerk be authorized to sign any necessary documentation.

Carried unanimously

- Stam) That Council award the tender for the “Supply and Delivery of Two Single Axle
Janzen (Dump Trucks” to Harbour International Trucks in the amount of \$359,562.11 (including net tax); and further, that the Mayor and Clerk be authorized to sign any necessary documentation.

Carried unanimously

Departmental Reports (continued)

- Attrill) That Council award the tender for the “Supply and Delivery of One New
Clark (Rubber Tired Loader Backhoe – Spec A” to Parker Pacific in the amount of \$100,096.25 (including net tax); and further, that the Mayor and Clerk be authorized to sign any necessary documentation.

Carried unanimously

- Stam) That Council reject the non-compliant tender submitted by Brandt Tractor for
Clark (the “Supply and Delivery of One New Rubber Tired Loader Backhoe – Spec B”; that Council award the said tender to Parker Pacific in the amount of \$116,804.72 (including net tax); and further, that the Mayor and Clerk be authorized to sign any necessary documentation.

Carried unanimously

- Clark) That Council reject the non-compliant tender submitted by Prairie Coast
Janzen (Machinery for the “Supply and Delivery of Two 2009/2010 New Wide Area Front Mowers”; that Council award the said tender to Avenue Machinery Corp. in the amount of \$64,112.67 (including net tax); and further, that the Mayor and Clerk be authorized to sign any necessary documentation.

Carried unanimously

- Stam) That Council award the tender for the “Supply and Delivery of One Hatchback
Attrill (Car” to O’Connor Motors in the amount of \$16,448.90 (including net tax); and further, that the Mayor and Clerk be authorized to sign any necessary documentation.

Carried unanimously

- Stam) That Council approve the extension of “Temporary Waste Discharge Permit No.
Clark (WDP2009-001” from May 31, 2010 to July 31, 2010; and further, that all conditions of the permit remain unchanged, including the waiving of any high strength treatment fees.

Carried unanimously

- Stam) That “Parks, Recreation and Culture Bylaw Amendment Bylaw 2010, No. 3707”
Huttema (be introduced and read a first time.

Carried unanimously

The bylaw was read a first time.

- Stam) That “Parks, Recreation and Culture Bylaw Amendment Bylaw 2010, No. 3707”
Attrill (be read a second and third time.

Carried unanimously

The bylaw was read a second and third time by title.

Departmental Reports (continued)

- Clark) That Council award the tender for the “Supply and Delivery of One ½ ton 4x4
Huttema (Pick-Up Truck” to Maple Ridge Chrysler in the amount of \$26,547.53
(including net tax); and further, that the Mayor and Clerk be authorized to sign
any necessary documentation.

Carried unanimously

- Huttema) That “Sanitary Sewer Construction Authorization Bylaw 2010, No. 3694” be
Janzen (reconsidered, finally passed and adopted, that it be signed and the corporate seal
affixed thereto.

Carried unanimously

- Stam) That the Minutes of the Public Safety Advisory Committee meeting held April 14,
Attrill (2010, be received for information; and further, that the following
recommendation be approved:

*“That Council direct staff to explore opportunities to keep the public
washroom at Central Community Park open year round.”*

Carried unanimously

- Clark) That “Zoning Bylaw Amendment Bylaw 2010, No. 3701”, which proposes to
Attrill (rezone property located at 9460 Coote Street from an R1-A (One Family
Residential) Zone to an R1-D (Infill Small-Lot One Family Residential) Zone,
be given introduction and first reading; and further, that a Public Hearing be
called for June 21, 2010. (RZ000662)

Carried unanimously

The bylaw was read a first time.

- Stam) That “Zoning Bylaw Amendment Bylaw 2010, No. 3705”, which proposes to
Huttema (rezone property located at 46252 Riverside Drive from an R1-A (One Family
Residential) Zone to an R1-D (Infill Small-Lot One Family Residential) Zone,
be given introduction and first reading; and further, that a Public Hearing be
called for June 21, 2010. (RZ000663)

Carried unanimously

The bylaw was read a first time.

- Janzen) That “Zoning Bylaw Amendment Bylaw 2010, No. 3706”, which proposes to
Stam (rezone property located at 46661 Hope River Road from an R1-A (One Family
Residential) Zone to an R1-C (One Family Residential – Accessory) Zone, be
given introduction and first reading; and further, that a Public Hearing be called
for June 21, 2010. (RZ000661)

Carried unanimously

The bylaw was read a first time.

Departmental Reports (continued)

Due to a potential conflict of interest, Councillor Stam withdrew from the meeting at 3:39 p.m.

Huttema) That Council approve the issuance of Development Permit DP000511 with
Attrill (respect to property located at 44160 Yale Road, subject to the recommendation
of the Design Review Panel.

Carried unanimously by members remaining

Councillor Stam returned to the meeting at 3:42 p.m.

Attrill) That Council approve the issuance of Development Permit DP000514 with
Stam (respect to property located at #33 – 5725 Vedder Road, subject to the
recommendations of the Design Review Panel.

Carried unanimously

Janzen) That Council approve the following new roads within the “Webster Road Area
Huttema (Plan”:

- “Sherry Drive” for the portion of roadway running in an easterly direction off Webster Road;
- “Lindys Drive” for the area running in a southerly direction south of Keith Wilson Road and adjacent to the existing Lindys Drive north of Keith Wilson Road;
- “Vandell Drive” for the road running in a southerly direction from the proposed “Sherry Drive” and then easterly towards “Chinook Street”; and,
- the existing “Chinook Street” be extended into the newer portion of the “Webster Road Area Plan”,

as contained within the Staff Report dated May 11, 2010.

Carried unanimously

Clark) That the Minutes of the Mayor’s Committee on Housing meeting held April 28,
Attrill (2010, be received for information.

Carried unanimously

Committee Liaison Reports

Councillor Janzen extended congratulations to the Child and Youth Committee and the Chilliwack Teachers’ Association in co-sponsoring a workshop on “Drug and Alcohol Addictions”; congratulated The Honourable Steve Thomson, Minister of Agriculture and Lands, John Les, MLA Chilliwack-Sumas, Acting Mayor Pat Clark and Councillor Huttema for their efforts in the final fundraiser for Chilliwack General Hospital; and, provided comment on her attendance at a recent meeting of the Promontory Residents’ Association.

Councillor Attrill provided comment on the Design Review Panel’s efforts when considering new applications.

City of Chilliwack Council – June 7, 2010Committee Liaison Reports (continued)

Councillor McLean joined the meeting at 3:48 p.m.

Councillor Clark provided comment on the Yarrow Ecovillage event.

Councillor McLean reported on the meeting of the Mayor's Committee on Housing and the Fraser Valley Regional Treaty Advisory Committee meeting.

McLean) That, in accordance with Section 90(1)(c),(e), (g) and (k) of the *Community*
Stam (*Charter*, Council hold a Closed meeting to discuss labour relations, property,
litigation and proposed services.

Carried unanimously

The regular meeting adjourned at 3:51 p.m. and reconvened at 7:00 p.m.

PRESENT: All members of Council.

In addition, the following members of staff were in attendance:

P.D. Monteith, Chief Administrative Officer
K.D. Graham, City Clerk
I. Crane, Director of Development
G. Pederson, Director of Parks, Recreation and Culture
G. Schipper, Manager of Regulatory Enforcement
K. Stanton, Manager of Development Services
L. Thompson, Manager of Technical Services
G. Villeneuve, Manager of Current Planning
G. White, Subdivision Application Manager
D. Snider, Parks Manager
J. McMurray, Administrative Assistant
P.C. Friesen, Recording Secretary

Public Hearing

“Zoning Bylaw Amendment Bylaw 2010, No. 3667” (RZ000640)

Public Hearing on the proposal to rezone portions of properties located at 46350 and 46372 Prairie Central Road from an AL (Agriculture Lowland) Zone to an OR-2 (Outdoor Recreation/Retreat) Zone.

Reconsideration letter received from the Agricultural Land Commission (ALC), #133 – 4949 Canada Way, Burnaby, BC, dated March 31, 2010.

Letters/emails of support received from:

- Leanne Tonkin, 105 Sorauren Avenue, Toronto, Ontario, dated January 8, 2010;
- Huang Shao Ping, received January 8, 2010 (address not provided);
- Sena Kannangara, #7 – 5770 Vedder Road, Chilliwack, BC, dated January 12, 2010;
- Carla Lindquist Smith, dated January 17, 2010 (address not provided);
- Mali Kannangara, 6915 Coach Lamp Drive, Chilliwack, BC, dated April 30, 2010;
- Peter and Kathleen Martin, email dated May 30, 2010 (address not provided).

Public Hearing (continued)“Zoning Bylaw Amendment Bylaw 2010, No. 3667” (RZ000640)

Comments and correspondence arising out of the Po Lam Buddhist Association – Community Open House held March 31, 2010 were received April 9, 2010.

A letter of support with comments was received from Irene Damer and Murray Herrling, 46327 Velma Avenue, Chilliwack, BC dated June 7, 2010.

A written submission, including background information, was received from the applicant, Po Lam Buddhist Association, dated June 7, 2010.
(S32920)

Sister Jessie, Head Nun, Po Lam Buddhist Association, 46350 Prairie Central Road, provided an overview of the “Meditation Centre and Organic Farm Development”.

Tim Powers, 2543 Pandora Street, Vancouver, BC, Agricultural Land Use Planner and Agent for the applicant, provided an overview of the application and proposed uses. Mr. Powers commented that the primary access will be from Prairie Central Road along the easterly boundary of the subject property, with the secondary access for emergency vehicles being provided from Velma Avenue; 50 on-site parking spaces will be provided; fencing, hedging and landscaping will be provided in accordance with the requirements of the Zoning Bylaw and the ALC; and, Po Lam will construct a new bridge for the neighbours along the east side of the subject property, as well as constructing a new bridge to access their property.

In response to a question from Council regarding traffic impact, Mr. Powers commented that possibly 38 vehicles may remain on site for up to 10 days during retreats. In addition, there will be small farm implements, as well as a farm delivery truck, to take produce to market.

Jackie Grant, 5893 Glendale Drive, commented on the application and voiced support of the Po Lam Nunnery.

Gord Currie, 46297 Prairie Central Road, voiced support of the application.

William Pearson, 7906 Chilliwack River Road, provided comment in support of the application.

Lynn Isaac, 10130 Beaver Crescent, provided comment in support of the application.

Janet Wilson, 8695 Bellevue Drive, provided comment in support of the application.

Kathy Kehler, 5460 Teskey Road, provided comment in support of the application.

Lynn Lawrence, 10165 Hymar Drive, provided comment in support of the application.

Ray Anderson, 33344 King Road, Abbotsford, BC, voiced support of the application.

Public Hearing (continued)“Zoning Bylaw Amendment Bylaw 2010, No. 3667” (RZ000640)

Theresa St. Denis, 46295 Velma Avenue, voiced support of the application; however, expressed concern regarding the use of Velma Avenue as a thoroughfare.

Betty Bedard, 7915 Chilliwack River Road, voiced support of the application.

Carsten Sorensen, 7954 Chilliwack River Road, voiced support of the application.

Padmamali Kannangara, 6915 Coach Lamp Drive, voiced support of the application.

Norbert Gobin, 45462 Princess Avenue, voiced support of the application.

Jeanna Sze, 4900 Cartier Street, Vancouver, BC, voiced support of the application.

Mali Kannangara, 6915 Coach Lamp Drive, voiced support of the application.

Robert Skinner, 46292 Velma Avenue, voiced support of the application.

Tom Baumann, 46420 Prairie Central Road, submitted a letter of opposition, including background information with respect to the rezoning proposal. Mr. Baumann voiced opposition to the proposal and expressed concerns with respect to traffic; parking; loss of farmland to make provision for the roadway and buffer zone; and, loss of access if the bridge fails.

Elizabeth Baumann, 46420 Prairie Central Road, expressed concern regarding the volume of traffic; potential for complaints arising from Po Lam’s farm operation; loss of access; increase in trespassers; possible loss of certification; and, loss of view.

Gord Currie, 46297 Prairie Central Road, provided comment in support of the application, stating that the new bridge will be a benefit and that the majority of traffic will originate from the west thereby having a lessening affect on the properties to the east of the proposal.

Betty Bedard, 7915 Chilliwack River Road, provided comment on the traffic, noting that Po Lam utilize her property for parking and that they are very respectful of the land.

Padmamali Kannangara, 6915 Coach Lamp Drive, commented on the buffer zone, noting that the buffer will be food producing.

William Pearson, 7906 Chilliwack River Road, commented on the traffic control provided by Po Lam, noting they are courteous and respectful.

Tim Powers, 2543 Pandora Street, Vancouver, BC, Agricultural Land Use Planner and Agent for the applicant, noted that the OR-2 (Outdoor Recreation/Retreat) Zone, allows a minimum of 12 parking spaces; commented on the buffer zone, noting it is currently a productive area; stated that trespassers will be unable to access the adjacent property through the hedge; that a fence will be erected to dissuade renegade meditators from trespassing; and, that discussions have been held with the adjacent property owners regarding the construction of a new bridge.

City of Chilliwack Council – June 7, 2010Public Hearing (continued)“Zoning Bylaw Amendment Bylaw 2010, No. 3667” (RZ000640)

Mr. Powers stated that a covenant will be placed on title with respect to nuisance complaints; that festivals will not be held on the subject property; and, confirmed that ALC approval has been received regarding the provision of accommodation for up to 100 people.

In response to a question from Council, staff confirmed that should property ownership change, an event permit would be required by the ALC.

Lynne Ferris, 10153 Beaver Crescent, provided comment in support of the application.

Gord Currie, 46297 Prairie Central Road, commented on the benefits to the environment; carbon use, assessibility for emergency vehicles; and, availability of transit.

Peter Martin, Langley, Washington, provided supportive comments on the proposal.

Attrill) That the representations with respect to “Zoning Bylaw Amendment Bylaw
McLean (2010, No. 3667” be received for information.

Carried unanimously

“Official Community Plan Bylaw Amendment Bylaw 2010, No. 3696” (OCP00016)

Public Hearing on the proposed text amendment with respect to the “Downtown Land Use and Development Plan”.

There were no representations with respect to Bylaw No. 3696.

“Zoning Bylaw Amendment Bylaw 2010, No. 3699” (RZ000659)

Public Hearing on the proposal to rezone property located at 45466 Wells Road from an R1-A (One Family Residential) Zone to an R1-B (One and Two Family Residential) Zone.

There were no representations with respect to Bylaw No. 3699.

Public Information MeetingDevelopment Variance Permit DVP00507

Public Information Meeting for DVP00507 for property located at 46132 Princess Avenue, which proposes to vary the lot coverage for an urban ancillary use from 30m² to 55m² to facilitate the construction of a detached garage.

There were no representations with respect to DVP00507.

City of Chilliwack Council – June 7, 2010Public Information Meeting (continued)Development Variance Permit DVP00508

Public Information Meeting for DVP00508 for property located at 45718 Stevenson Road, which proposes to vary the following:

Panhandle Lot 1:

- lot width from 15m to 6.7m;
- lot depth from 30m to 27.4m; and,
- rear lot line setback to the existing house from 7.5m to 1.8m.

Proposed Lot 2: - rear lot line setback from 7.5m to 3.8m

to facilitate the subdivision of the property into 2 lots, with the existing house being retained on the panhandle Lot 1, and to facilitate the construction of a new home on the proposed Lot 2.

There were no representations with respect to DVP00508.

Development Variance Permit DVP00509

Public Information Meeting for DVP00509 for property located at 4455 Anita Street, which proposes to vary the rural ancillary lot coverage from 60m² to 98m² to facilitate the construction of a new ancillary building, while retaining the existing garden shed on the property.

A letter of opposition was received and signed by Gord and Lisa Schilling, 4482 Anita Street; Ken and Charlene Storozuk, 4470 Anita Street; and, Dawn Halliday, 4460 Anita Street, Chilliwack, BC, dated June 5, 2010.

Stam) That the representation with respect to Development Variance Permit
Clark (DVP00509 be received for information.

Carried unanimously

Development Variance Permit DVP00514

Public Information Meeting for DVP00514 for property located at 45187 Raven Place, which proposes to vary the rear lot line setback from 7.5m to 7.0m to facilitate the construction of an addition to an existing single family dwelling.

Written comment was received from Sylvia Dodgson Martineau, 45167 Raven Place, dated May 28, 2010.

Attrill) That the representation with respect to Development Variance Permit
Clark (DVP00514 be received for information.

Carried unanimously

McLean) That the Regular meeting of Council be recessed.

Attrill (

Carried unanimously

The meeting recessed at 9:24 p.m. and reconvened at 9:35 p.m.

Clerk's Reports

- Huttema) That "Zoning Bylaw Amendment Bylaw 2010, No. 3667", with respect to
 Stam (portions of properties located at 46350 and 46372 Prairie Central Road, be read
 a second and third time. (RZ000640)

Carried unanimously

The bylaw was read a second and third time by title.

- Huttema) That, pursuant to "Procedural Bylaw 2004, No. 2984", Council authorize
 Janzen ("Zoning Bylaw Amendment Bylaw 2010, No. 3667" be considered for final
 adoption. (RZ000640)

Carried unanimously

- Clark) That "Zoning Bylaw Amendment Bylaw 2010, No. 3667", with respect to
 Attrill (portions of properties located at 46350 and 46372 Prairie Central Road, be now
 finally passed and adopted, that it be signed and the corporate seal affixed
 thereto. (RZ000640)

Carried unanimously

- Huttema) That "Official Community Plan Bylaw Amendment Bylaw 2010, No. 3696",
 McLean (with respect to a proposed text amendment regarding the "Downtown Land Use
 and Development Plan", be read a second and third time. (OCP00016)

Carried unanimously

The bylaw was read a second and third time by title.

- Stam) That "Zoning Bylaw Amendment Bylaw 2010, No. 3699", with respect to
 Janzen (property located at 45466 Wells Road, be read a second and third time.
 (RZ000659)

Carried unanimously

The bylaw was read a second and third time by title.

Development Reports

- Attrill) That Council approve the issuance of Development Variance Permit DVP00507
 McLean (with respect to property located at 46132 Princess Avenue.

Carried unanimously

- Stam) That Council approve the issuance of Development Variance Permit DVP00508
 Attrill (with respect to property located at 45718 Stevenson Road.

Carried unanimously

Development Reports (continued)

- Stam) That Council approve the issuance of Development Variance Permit DVP00509
 Clark (with respect to property located at 4455 Anita Street.

Carried

Councillor Huttema voted “Nay”

- McLean) That Council approve the issuance of Development Variance Permit DVP00514
 Clark (with respect to property located at 45187 Raven Place.

Carried unanimouslyAdditional Items

The Parks Manager provided Council with the history surrounding the development of the site located at 7215 Sheffield Way, including the origin of the dirt bike jumps, risk and maintenance.

- Clark) That Council approve the immediate removal of the dirt bike jumps from the
 McLean (property located at 7215 Sheffield Way; and further, that staff be directed to explore the construction of a beginner, intermediate and expert dirt bike jump course at a more appropriate location.

Carried unanimously

- Stam) That the report regarding the “Canada Education Park – Firearms Range” be
 Attrill (received for information; that Council direct staff to meet with senior RCMP members, Chilliwack Economic Partners Corporation, University of the Fraser Valley and The Honourable Chuck Strahl, MP, to determine positive remediation actions to lessen the existing impacts of noise disturbance in the community; that, given Council has directed communications with the RCMP to resolve this issue, the City of Chilliwack will not enforce the “Noise Control Bylaw 1997, No. 2420” against the RCMP in regard to the Firearms Range at this time; and further, that staff be directed to report back to Council by July 19, 2010.

Carried unanimouslyCouncillors’ Reports

Councillor Clark commented on the 66th Annual D-Day service held on June 6, 2010 and the upcoming Canadian Army Veteran Memorial motorcycle ride slated for this weekend.

Councillor McLean commented on his attendance at the “Seeds for Soldiers” event held recently in Queens Park and the “Relay for Life” event held at Chilliwack Senior Secondary School.

Councillor Attrill provided comment on her attendance at the 73rd Annual Conference of the Federation of Canadian Municipalities held in Toronto, Ontario.

Councillors' Reports (continued)

Councillor Huttema commented on his attendance at the meeting of the Fraser Valley Homebuilders' Association and his assistance in the fundraising drive of the Chilliwack Hospital Foundation.

Councillor Janzen commented on her attendance at the Army Cadet Review.

Councillor Stam commented on the 23rd Annual BC Children's Hospital Miracle Weekend where over \$16.5 million was raised.

Mayor Gaetz called for questions from the public. None were received.

On a motion of Councillor Huttema, and seconded by Councillor Stam, the meeting adjourned at 10:20 p.m.

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Mayor

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Clerk